



From the Office of Sharon Bulova
Chairman, Fairfax County Board of Supervisors



12000 Government Center Parkway, Suite 530
Fairfax, VA 22034, 703.324.2321 TTY 711

chairman@fairfaxcounty.gov
www.fairfaxcounty.gov/chairman

Chairman Bulova: “Residential Studios Provide More Housing Choices for Residents.”

July 30, 2013— Today, the Fairfax County Board of Supervisors authorized a public hearing on a proposed zoning ordinance amendment regarding residential studios (RSUs) in the County that will permit RSU use in various residential, commercial, and industrial districts by special exception or in all planned development districts.

“There is a tremendous need for housing at all income levels in Fairfax County,” Chairman Bulova stated. “Permitting residential studios is an excellent way to accommodate lower income rental units and provide more housing choices for our residents. RSUs can be a great tool for providing efficiency apartments for our younger entry level workers, for seniors and others who may not need or want a lot of space. Other jurisdictions are finding this a good option.”

The amendment will establish residential studio use as a multiple family dwelling unit building or portion of a building, wherein all units include an in-unit kitchen and bathroom; each unit is no more than 500 square feet in size, and the development contains no more than 75 residential units on a lot. The Board also advertised an option to limit the size of the development to any floor area ratio (FAR) up to and including the maximum floor area ratio currently permitted in the applicable zoning districts, subject to the 75 unit maximum development size.

The amendment was prompted by a number of County efforts to address the issue of affordable housing for all income populations. Specifically, the proposed use is consistent with the Board’s efforts with regard to ending homelessness, facilitating the 50+ Plan that will accommodate the area’s aging single population, and increasing affordable housing for a workforce earning less than 60% of the area median income (AMI).

The Board of Supervisors also recommended that the Planning Commission conduct additional outreach in the form of a work session/s or other public engagement opportunities. The Board will hold its public hearing on November 19, 2013 at 4:00 p.m. For more information visit: <http://www.fairfaxcounty.gov/dpz/zoningordinance/proposed/>.

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Media Contact:

Troy Manos

703-206-8108

Troy.manos@fairfaxcounty.gov